

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Elkin Diaz
Project Engineer
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Email: elkind@cityfort.com

Project Name: Boywic Farms. Ltd.

Case #: 37 R 03

Date: May 27, 2003

Comments:

1. Engineer of record shall apply for the applicable general or surface water management license from Broward County Department of Environmental Protection (BCDPEP). Submit this license with signed and sealed drainage calculations and surface water management design with owner's application for a Building Permit. The documents shall be in compliance with County Chapter 27 and South Florida Water Management District's (SFWMD) criteria, as applicable.
2. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
3. Engineer shall prepare sufficient cross-sectional views through all property lines of site for Engineering staff to verify that this development will not adversely impact adjacent property or rights-of-way.
4. The surveys provided are truncated on the top and will not be accepted. The surveys also lack topographic information. Please submit a current boundary and topographic survey with the engineer's paving, grading, and drainage plans prior to requesting final DRC authorization (sign off).
5. Accessible ramps shall be revised to include the truncated dome detectible warning systems in compliance with the most current ADA guidelines or standards.

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6. Engineer of record shall prepare the following engineering plans for DRC engineering approval:
 - a. Paving and drainage plan
 - b. Pavement marking and signing plan
 - c. Water and sewer plan
 - d. Details and specification sheets (Per City Engineering Standards)
7. Show sufficient cross-sectional views through all property lines to verify that this development shall not result in adverse storm water discharge impacts to adjacent properties.
8. Show all proposed and existing utilities on a water and sewer plan. This plan shall be prepared by a civil engineer licensed in the state of Florida owner requires connections to the City's mains to serve the proposed building.
9. A Florida licensed civil engineer shall prepare a paving, grading, and drainage plan with sufficient details, elevations, and specifications plans to demonstrate compliance with item 1 and City's standards. These plans shall be read for review prior to requesting final DRC authorization.
10. The City's Airport Engineer and Asst. Airport Engineer (and applicable staff) shall review and accept (sign off) on final drawing sets, indicating compliance with FAA and general City Airport standards.
11. Show dimensions of proposed angle parking spaces per ULDR Section 47-20.11.
12. ULDR Section 47-20.5(c). 5 does not allow dead-end parking areas where the number of parking spaces exceeds twenty-one. Please revise parking layout.
13. Site architectural and engineering plans shall also be updated to show all boundary streets, easements or adjacent property zonings or addresses for clear indication of where the project is located. The site plan submitted is vague on these details.
14. Additional dimensions are required to indicate the parking space lengths, widths, angle of inclination, drive aisle widths, access opening widths, and curb radii, type, and depth.
15. Some of the parallel parking spaces are of inadequate depths. The code of ordinances requires them to be 8.67 by 24 feet.

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16. Show all existing and proposed utility, access, or other easements on record (per plat) or proposed on architect's and engineer's drawings.
17. Please provide a photometric (lighting) plan to comply with ULDR Section 47-20.14.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Boywic Farms. Ltd.

Case #: 37 R 03

Date: May 27, 2003

Comments:

1. Flow test required.
2. Fire sprinkler system required for new two-story building due to unenclosed vertical opening between floors.
3. Civil plan required showing fire main, DDC. And FDC.
4. 3401.8.2 of the FBC applies to additions.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

**Project
Name:** Boywic Farms. Ltd.

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Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Boywic Farms. Ltd.

Case #: 37 R 03

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Comments:

1. Verify the reqts. of Sec. 47-21.9 F “ Existing VUA”s shall be considered as new.....when there has been a denial of a change of use, pursuant to Sec. 47-3.5 and the change of use will result in a use, structure or both being required to meet the ULDR requirements.” It appears that there is insufficient buffer along 29th Ave. and perhaps the south property line. Also, as per Sec. 47-21.10 (13)” the first ½ of the required setback abutting the street is to be in landscape” This would be 20’ along 29th Ave. and 50’ along 62nd. Verify the applicability of these reqts.
2. Add rain sensor requirement to irrigation note.
3. Make sure all utilities that would affect proposed planting are shown on the Landscape Plan. (Such as overhead power lines.)
4. Provide a definitive street tree scheme for the 62nd St. frontage.

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Division: Planning

Member: Angela Csinsi
954-828-5984

Project Name: Boywic Farms. Ltd.

Case #: 37 R 03

Date: May 27, 2003

Request: Site Plan Level III/Conditional Use/Change of Use from office to vocational school.

Comments:

1. This is a conditional use and therefore requires Planning & Zoning Board approval. A separate application and fee are required.
2. Provide a unified site plan similar to the landscape plan submitted. Explain the relationship between the two buildings and site circulation.
3. Provide a unified survey of the two buildings.
4. A cross access agreement is required between the two lots.
5. On the revised site plan, include the total number of parking spaces provided and required. Clearly illustrate the new parking spaces and provide dimensions.
6. The key plan shown on the site plan is not clear. Label streets and highlight the subject site.
7. This site is subject to ULDR Section 47-14.21, General Aviation Districts. Review this section and provide a point-by-point narrative explaining how this project complies with the requirements.
8. Provide a dimension from NW 62 Street and the buildings (100 ft. min. required). Also dimension the 50-foot landscape buffer from NW 62 Street. See code section 47-14.21.C, Dimension requirements for GAA and AIP districts, listed below:

1. *Setback/yards. A minimum yard as herein specified shall be provided in the GAA and AIP districts:*

2. *The following yards shall apply to the GAA district:*

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- a. No building or structure within the GAA district shall be placed closer than fifty (50) feet from the one hundred (100) foot easement retained by the city north of Commercial Boulevard. The entire fifty (50) feet may be used for landscaping, automobile parking, and identification signs only, and not for any form of display or storage.*
 - b. N.W. 62nd St. (south side) shall have a one hundred (100) foot building line setback.*
9. A sidewalk is required along NW 62 Street. Also provide a pedestrian path from the sidewalk to the building.
10. On the site plan, provide a dimension from the property line to the center-line of NW 62 Street.
11. Approval from the City's airport representative, Alex Erskine, is required.
Discuss whether the use is permitted within the flight paths.
12. Revised plans shall be submitted within 90 days of this meeting or an additional DRC meeting will be required.
13. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. C. Cleary- Robitaille
(954) 828-6419

Project Name: Boywic Farms. Ltd.

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Comments:

1. Impact resistant glass is recommended for all doors and windows.
2. Security lighting is needed for all exterior stairwells.
3. Parking lot lighting should meet IESNA standards.
4. Exterior solid doors should have peepholes that offer a viewing angle of at least 180 degrees.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Boywic Farms. Ltd.

Case #: 37 R 03

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Comments:

1. Provide a complete site plan with both buildings and parking lots.
2. Provide a unified survey.
3. Provide documentation of the cross access agreement and/or parking agreement.
4. The minimum building setback is one hundred (100) feet from 62nd street and one half of the required setback shall be landscaped pursuant to section 47-14.21.C.
5. Provide a photometric lighting plan pursuant to section 47-20.14 prior the final DRC review. Light fixtures shall comply with the setback requirements of the district in which they are located pursuant to section 47-19.2.R.
6. Provide a parking data table for both uses pursuant to section 47-20.2, table shall include parking required and parking provide.
7. Additional comments may be discussed at DRC meeting.